

MEMORANDUM

TO: Mayor Mike Johanns
City Council
County Board
Planning Commission
City Directors
Home Builders Association of Lincoln
Lincoln Board of Realtors

FROM: Tim Stewart, Director of Planning

DATE: June 2, 1997

SUBJECT: Residential Land Inventory

In response to a number of concerns raised by the Lincoln development community, the Lincoln/ Lancaster County Department has undertaken this study of vacant residential land within the Lincoln future urban area. The study focuses on the fringe areas of the City which have experienced the majority of recent residential planning and building activity. This study inventories the amount of vacant land according to final plat, preliminary plat or unplatted categories. Platted land is also broken down by single family, duplex (single family attached) and multi-family housing types.

Major findings from the accompanying Residential Land Inventory Review include the following:

- % *There were 1,944 vacant, single family, final platted lots as of May 1, 1997. Another 2,443 single family lots have received preliminary approval and could be final platted in the near future. In addition, 967 single family lots were in process to receive preliminary plat approval. Including the lots in process, there are 5,354 lots that could be available for development in the short term.*
- % *In the study area, at the fringe of Lincoln, there is the potential for 27,902 dwelling units within the future urban area.*
- % *A total of 10,147 dwelling units had received final or preliminary plat approval and were unbuilt as of May 1, 1997.*
- % *Nearly 5,500 acres of future residential land had yet to be platted, which could accommodate potentially 17,755 dwelling units.*

We hope this study will provide the community with a greater understanding of the potential residential land inventory available inside the city limits and future service limit of the City of Lincoln. City staff will continue to be available to present the report and to review study worksheets and methodology with anyone who would like to meet with us.

TO: Mayor Mike Johanns
City Council
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Planning Commission
Home Builders Association of Lincoln
Lincoln Board of Realtors

FROM: Tim Stewart, Director of Planning

DATE: June 11, 1997

SUBJECT: Residential Land Inventory: Technical Briefing

On Wednesday, June 18th from 10:00 a.m. to noon, the Planning Department will present a "Technical Briefing" on the Residential Land Inventory Review in the fourth floor conference room of the County-City Building, 555 South 10th Street. The purpose of the technical briefing is to explain in detail the methodology used to prepare the Residential Land Inventory Review.

The results of the review will be presented at a meeting hosted by the Lincoln Chamber of Commerce on Friday, June 20th, from 8:30 a.m. to 10:00 a.m. at the conference room of the Lincoln Chamber of Commerce.

Copies of the Residential Land Inventory Review are available from the Planning Department.

Residential Land Inventory Review

Lincoln, Nebraska

The purpose of this report is to provide the community with a greater understanding of the potential residential land inventory available inside the city limits and future service limit of the City of Lincoln. The primary emphasis of the study is on vacant land presently planned for residential development.

This "Residential Land Inventory Review" focuses on areas where currently a majority of the new residential plans and construction are taking place. While this study doesn't include all land inside the current city limits, the amount of potential residential development in Lincoln, outside of the study area, is not a significant portion of the overall residential inventory.

This report is divided into the following sections:

- A. Review of Study Methodology
 - 1. Overall Study Boundaries
 - a. Inside Future Service Limit
 - b. Residential Land
 - 2. Time Period
 - 3. Study Categories
 - a. Raw Land
 - b. Preliminary Plat
 - c. Final Plat
- B. Study Results
 - 1. Overall Findings
 - 2. Single Family Lots
 - 3. Regional Results

A. Review of Study Methodology

Overall Study Boundaries

In general, the study boundaries include land within the City's future service limit designated as urban or low density residential in the approved Lincoln/Lancaster County Comprehensive Plan. This study also focuses on that land which has been undergoing most of the residential planning and building activity in the past several years or will be in the future.

Inside Future Service Limit: The study included only land inside the City of Lincoln Future Service Limit on May 1, 1997. The Future Service Limit is delineated in the Comprehensive Plan in Figure 65, "Anticipated 2015 Lincoln Service Limit and Phasing Plan" on page 197. Land inside the future service limit can "reasonably be expected to develop within the planning period," (page 196 of the Plan) and is anticipated to be inside the corporate city limits at some point in the future.

To accommodate sound infrastructure planning, land inside the Future Service Limit is divided into Phases I, II or III. Land in Phase I is ready for immediate development with some or most of the required infrastructure in place. Phase II land lacks one or more major infrastructure items, such as urban roads, sewer or water lines. Land in Phase III lacks most of the infrastructure currently, but can be expected to develop within the planning period.

This study includes all of the residential land designated as Phase II or III. The study includes only selected land at the edges of Phase I which is currently undergoing most of the residential building activity. (See Figure 1)

Residential Land: Inside the future service limit, the study includes three types of land: (1) land with urban residential zoning {R1 through R8 zoning districts}; (2) land designated as "Residential, Urban" or "Residential, Low Density" in the Comprehensive Plan and; (3) land with approved residential development plans. Any particular piece of land may be included in all three types of land; for instance it could be zoned R1, designated as urban residential in the Plan and have an approved development plan. Land was placed in only one category.

In general, the vast majority of the land in the study area is designated as urban or low density residential in the Comprehensive Plan. However, there are a few exceptions. For example, an approved, unbuilt apartment complex near N. 27th Street and Fletcher Avenue is designated as industrial in the Plan for a potential employment center. Also, there are a few cases where land is shown as urban residential in the Plan, but is zoned commercial, such as 17th and Pine Lake Road where an apartment complex is approved for construction in an area zoned O-3 Office Park District.

Time Period

All information compiled for this review was for a set point in time -- May 1, 1997. The residential development process is fairly fluid, with residential lots being preliminary platted, final platted and built upon every day. This review includes all zoning actions, plats, permits and activities as of the beginning of day on May 1, 1997. The future service limit and land use designations of the Comprehensive as of May 1, 1997 were also used.

Study Categories

After an area has been designated for future urban residential uses in the Comprehensive Plan, in general, land passes through four stages as it changes from farm land to a neighborhood filled with homes. In the first stage, the land generally has agricultural zoning and uses and no plans for development. The second stage is when a developer submits rezoning plans and a preliminary plat for development. This preliminary plat in general lays out the number of residential lots, streets, grading and utilities necessary to serve the development. The third stage is after the approval of the zoning and preliminary plat, when a developer submits a final plat that actually divides the farm land into legal lots for resale. The fourth stage in development is when a homeowner or builder purchases the lot and obtains a building permit for the construction of the home. After obtaining the permit, the home is then built and occupied.

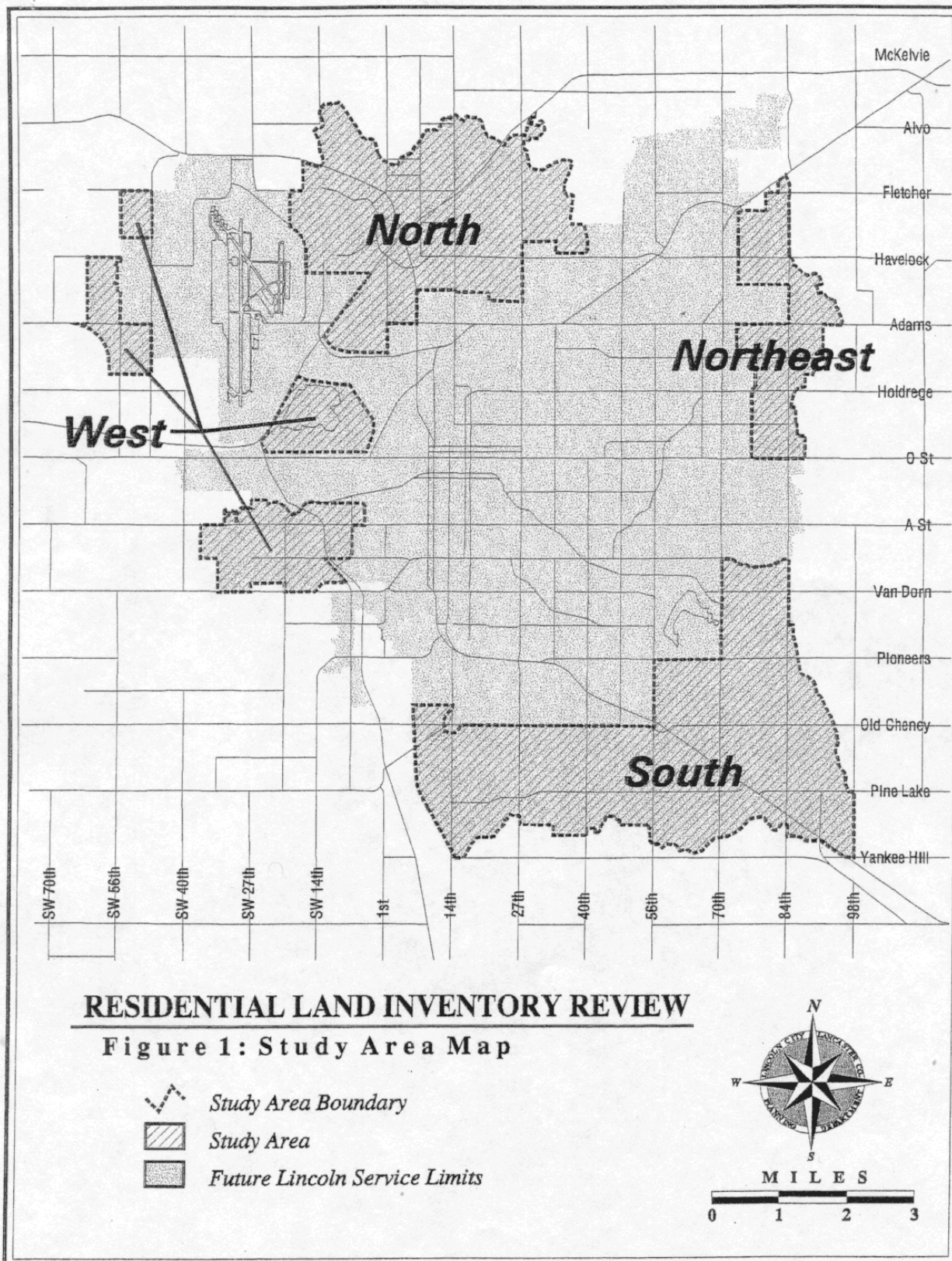
This Residential Land Inventory Review tracks land as it passes through these four stages, thus the study has the following categories:

Raw Land: This category includes all land designated for residential development in the Comprehensive Plan, but does not yet have an approved development plan. For land without any development proposals, 4 dwelling units per urban residential acre was assumed or 1 dwelling unit per 4 acres for low density, residential. The one exception to this assumption was for cases where land is designated for low density residential development, but already zoned for urban residential uses. In these circumstances, 1 dwelling unit per acre was assumed.

If a development plan has been submitted for a parcel, but not yet approved, then the submittal was used to determine the raw land potential. The term "development plans" includes plans such as preliminary plat, Planned Unit Developments (PUD), use permit, special permit or Community Unit Plan (CUP).

The 4 units per acre reflects the typical, urban residential development pattern in Lincoln. The total number of dwelling units in this category is not divided by dwelling type, such as single family or multi-family.

Preliminary Plat: This category includes land with approved preliminary development plans, which only need final plat approval before construction. Thus both preliminary plats and preliminary PUD's were included in this category. Dwelling units in this category are divided into single family lots, duplex (two dwelling units attached) and multi-family, depending upon the preliminary approval. If a preliminary plat was approved by the Planning Commission, but not by the City Council as of May 1st, it was included in the "raw land" category.



Final Plat: This category includes land for which lots have been final platted, but have not yet received an approved building permit as of May 1, 1997. Again, this category is divided into single family lots, duplex and multi-family depending upon the approved development plans. Dwelling units in this category may be under consideration for building permit, but have not yet received approval. Lots in the final plat category may or may not have roads or utilities in place at this time.

A majority of these final platted lots were created in the past five years, but some lots may have been created as many as ten or more years ago. However, even lots platted twenty years or more ago have been built upon in the last few years. In only one circumstance were final platted lots not counted -- lots in the "village of Hawthorne," near the State Correctional Center, which were platted over 100 years ago and are currently owned by the State of Nebraska.

Once land enters the fourth stage, i.e. obtaining building permit issued by the Department of Building and Safety, it is removed from the inventory of vacant residential land, even though it may be months until the unit is built and occupied.

B. Study Results

Overall Findings

The overall results of the Residential Land Inventory Review are shown in Table 1. Currently, in the study area there is the potential for approximately 27,902 dwelling units. This includes 4,624 units that are final platted, 5,523 units have received preliminary approval and 17,755 units on land without any development plan approval as of May 1, 1997. In the category of raw land, there are nearly 5,500 acres of unplatted land. Most of this land is designated future urban residential development; however, approximately 1,290 acres (23.5% of the raw land) are designated for future low density residential uses.

Table 1
Potential Residential Development Summary
By Single Family, Duplex, Multi-Family and Raw Land
As of May 1, 1997

	Single Family Lots	Duplex Dwelling Units	Multi-Family Dwelling Units	Number of Acres	Total Dwelling Units
Raw Land	n/a	n/a	n/a	5,499	17,755
Preliminary	2,443	522	2,558	n/a	5,523
Final	1,944	310	2,370	n/a	4,624
Grand Total	4,387	832	4,928	n/a	27,902

In the category of Raw Land, there are a number of preliminary plats that are still in the approval process and had not yet been approved as of May 1, 1997. As shown in Table 2, there are an additional 967 single family lots, 268 duplex dwelling units and 541 multi-family units for a total of 1,776 dwelling units that could be preliminary platted. Of the 10 proposed preliminary plats, 6 could be approved within the upcoming months, since they are either scheduled for Planning Commission review in June or are already before the City Council. Two plats, Timber Ridge and Shadow Pines were recently submitted and could be reviewed by the Planning Commission in the near future.

Table 2
Residential Preliminary Plats in Process
As of May 1, 1997

Subdivision Name	Approximate Location	Single Family Lots	Duplex Dwelling Units	Multi-Family Units
Shadow Pines	56th & Pine Lake	0	76	0
Edenton South Hts.	80th & Old Cheney	92	0	0
Barrington Park Townhomes	80th & Old Cheney Road	0	72	0
Cheney Ridge	84th & Old Cheney	91	38	184
Timber Ridge	S.W. 36th & West "A"	248	14	0
West Park	S.W. 15th & West "A"	11	10	14
Lenox Village	70th & Pioneers Blvd	0	0	319
Vintage Heights	88th & Old Cheney	146	0	0
Edenton North 3rd	76th & Pioneers Blvd	265	58	24
Vestecka's Villa Van Dorn ¹	S.W. 15th & West Van Dorn	114	0	0
	TOTAL:	967	268	541

Note: ¹ Approved by the City Council on May 12, 1997.

Single Family Lots

As of May 1, 1997 there are 1,944 vacant single family lots that have been final platted. Altogether, there are 4,387 final and preliminary platted, single family lots, with 55.6% (2,443 lots) in the preliminary plat stage. In addition, there are another 967 single family lots currently in process for preliminary plat approval. Including the lots in process, there are 5,354 that could be available for development in the near term.

Regional Results

As shown in Table 3, the amount of vacant residential land varies widely by type and quantity throughout the four regions selected. The regions are shown on Figure 1. The South area, which is the largest in total acres, also has the most final and preliminary platted units available and the greatest amount of raw land available for future platting. Nearly an equal amount of platted units and raw land is also available in the north area.

Table 3
Potential Residential Development By Region
As of May 1, 1997

Region	Final Plat Total Units	Preliminary Plat Total Units	Raw Land Number of Acres	Raw Land Number of Units	Region Total Units
West	1,272	151	1,044	2,878	4,301
North	1,417	2,091	1,664	6,685	10,193
Northeast	132	916	321	1,285	2,333
South	1,803	2,365	2,470	6,907	11,075
Grand Total	4,624	5,523	5,499	17,755	27,902

West: This area has experienced a steadily increasing amount of residential development in the past several years. There are 1,272 final platted units available in the area, but only 151 preliminary platted units. This area includes: new subdivisions by Roper Elementary School; predominately multi-family housing near Capital Beach Lake; and single family subdivisions near Arnold Heights that have been actively under construction in the past few years. This area also includes the "S.W. 27th and West A Subarea Plan" that added a few hundred acres of urban residential in the past few months.

North: There are approximately 2,091 preliminary platted units available in this region. Many of these plats were recently approved, such Autumn Ridge, Prairie Ridge and Highlands West. The area also has over 2,000 multi-family units approved but unbuilt, in approved plats such as Waterbrook and Northridge Heights, which are both northeast of 27th and Superior. This region also contains a significant amount of unplatted future urban residential land north of Interstate 80.

Northeast: The smallest region in area and in terms of potential development is the northeast region. The northeast region was only recently opened for development as part of the "North 84th Street Subarea Plan" which was adopted as part of the Comprehensive Plan in November 1996. The vast majority of this area is designated for commercial and industrial development. Only approximately 321 acres have not been platted as of this period. The inventory of preliminary platted lots in this area is dependent upon the construction of a sanitary sewer trunk line this fall.

South: As shown in Table 4, approximately 1,859 single family lots have been final or preliminary platted in the South area. This represents 42.3% of all the final and preliminary platted single family lots. While the inventory shows 627 lots have been final platted, nearly double that amount are preliminary platted -- 1,232 lots. The south area contains over 50% of all preliminary platted single family lots. These preliminary platted lots are not constrained due to the recent extension of the Antelope Creek sanitary sewer trunk line and could be final platted at any time.

Table 4
Single Family Lots by Region
As of May 1, 1997

Region	Single Family Final Plat Lots	Percent of S.F. Final Plat Lots	Single Family Preliminary Plat Lots	Percent of S.F. Prelim. Plat Lots	Total Single Family Final & Prelim. Lots
West	754	38.8%	36	1.5%	790
North	515	26.5%	619	25.3%	1,134
Northeast	48	2.5%	556	22.8%	604
South	627	32.2%	1,232	50.4%	1,859
Grand Total	1,944	100.0%	2,443	100.0%	4,387